

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated **JUN 29 1989** relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS. R-56, be executed together with two plans, respectively entitled, "Boston Redevelopment Authority, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-12A," dated April, 1987, and "Boston Redevelopment Authority, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-12B," dated April, 1987, and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan
Francis X. O'Brien

James K. Flaherty
Consuelo Gonzales Thornell

A true copy

ATTEST:

Kaus Simonian

Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G. L. c. 121B and its predecessor Statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8056, page 295, and ORDER OF TAKING, dated June 30, 1966, concerning and describing the SOUTH END URBAN RENEWL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, s. 40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant hereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto

AND FURTHER ORDERED that in accordance with the provisions of said c. 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the rights to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have cause the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED:

JUN 29 1989

BOSTON REDEVELOPMENT AUTHORITY

By:

Clarence J. Davis
Sam D. Davis
Sam D. Davis
Consuelo J. Cahill

ATTEST:

Klaus Simonian
Secretary of the Boston Redevelopment Authority

Approved as to Form:

Ralph F. Cahill
Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are taken by this Order of Taking:

Boston Redevelopment Authority Disposition Parcel R-12A, containing approximately 22,514 square feet of land, shown on a plan entitled, "Boston Redevelopment Authority, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-12A," dated April, 1987, and prepared by C. E. Maguire, Inc., Waltham, Mass.," which Plan is recorded herewith.

Boston Redevelopment Authority Disposition Parcel R-12B, containing approximately 16,869 square feet of land, shown on a plan entitled, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-12B," dated April, 1987, and prepared by C. E. Maguire, Inc., Waltham, Mass.," which Plan is recorded herewith.

There is included within said Disposition Parcel R-12B a certain portion of registered land as described in Certificate of Title, Land Court No. 15136 (163-3).

The Supposed Owners of the above parcels are unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.

DOC. # 5202
ADOPTED

MEMORANDUM

JUNE 29, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
THOMAS O'MALLEY, DIRECTOR OF PLANNING AND DEVELOPMENT
FOR THE SOUTH END

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56
CONFIRMATORY ORDER OF TAKING FOR
PARCELS R-12A and R-12B, BOUNDED BY
MASSACHUSETTS AVENUE, NORTHAMPTON STREET AND
WASHINGTON STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT
AUTHORITY (BRA) ADOPT A CONFIRMATORY ORDER OF TAKING
FOR PARCELS R-12A and R-12B FOR TITLE PERFECTION
PURPOSE ONLY, NOT INVOLVING ANY ACQUISITION OF LAND NOR
AWARD OF DAMAGES

On October 8, 1987, the Boston Redevelopment Authority (BRA) tentatively designated Urban Access and Calvin Johnson Associates as redeveloper of Parcels R-12A, bounded by Washington Street, Northampton Street and Massachusetts Avenue, and R-12B, located at 91-113 Northampton Street. The parcels contain a total of 40,773 square feet of vacant land, with 23,905 square feet located on Parcel R-12A and 16,868 square feet located on Parcel R-12B.

The development team will be seeking final designation as Redeveloper of Parcels R-12A and R-12B at the June 29, 1989 Board Meeting.

Urban Access and Calvin Johnson Associates will change their name to Parmelee Court Limited Partnership ("the Partnership"). The Partnership intends to construct 74 rental units, 6,000 square feet of commercial space and 50 at-grade parking spaces. Forty-nine of the 74 units will be affordable for low-and-moderate-income families. The team will purchase an adjacent parcel of land at 89 Northampton Street, and this land will be included with Parcels R-12A and R-12B.

It is desired to make an Order of Taking of Parcels R-12A and R-12B in order to insure that the BRA holds and can convey good title unencumbered by any claim which might otherwise be asserted against the property.

This Order of Taking is requested for title perfection purposes only and does not involve the acquisition of any additional land or the award of any additional damages.

It is, therefore, recommended that the BRA adopt the appropriate Order of Taking regarding Parcels R-12A and R-12B in the South End Urban Renewal Area.

An appropriate vote follows:

VOTED: That the Authority adopt the attached Order of Taking for Parcels R-12A and R-12B in the South End Urban Renewal Area.

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